



Department of Development Services
205 Lawrence Street
Marietta, Georgia 30060
Brian Binzer, Director

REZONING APPLICATION ANALYSIS

ZONING CASE #: Z2015-34

LEGISTAR: #20150819

LANDOWNERS: The Walker School
Christie Holman
700 Cobb Parkway North
Marietta, GA 30062

APPLICANT: Same as above

AGENT: John H. Moore
Moore Ingram Johnson & Steele, LLP
326 Roswell St
Marietta, GA 30060

PROPERTY ADDRESS: 815 Allgood Rd

PARCEL DESCRIPTION: 16 10190 0100

AREA: ±17.56 acres **COUNCIL WARD:** 5B

EXISTING ZONING: HI (Heavy Industrial)

REQUEST: OI (Office Institutional)

FUTURE LAND USE: IM (Industrial Manufacturing)

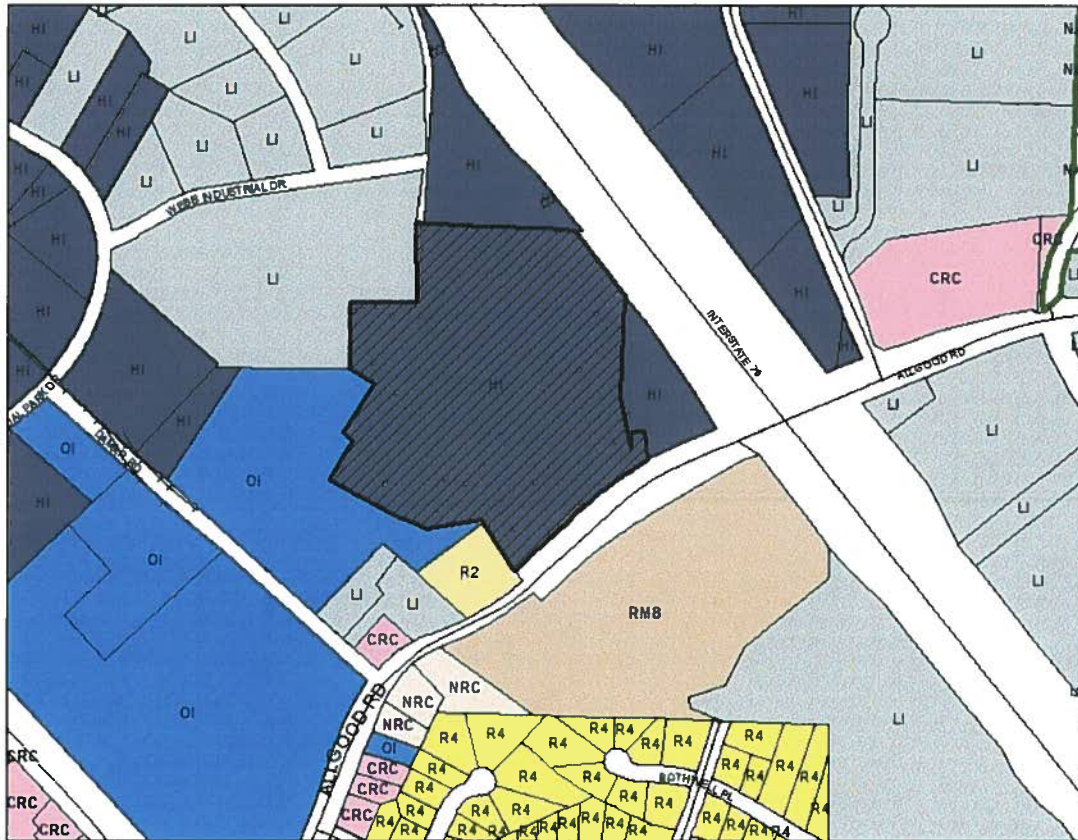
REASON FOR REQUEST: The applicant is seeking to rezone this parcel in order to use it for athletic facilities for the main Walker School campus.

PLANNING COMMISSION HEARING: Tuesday, October 6th, 2015 – 6:00 p.m.

CITY COUNCIL HEARING: Wednesday, October 14th, 2015 – 7:00 p.m.

MAP

City of Marietta Area Zoning Map



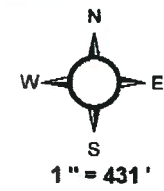
Zoning		District	Land Lot	Parcel	Current Zoning	Proposed Zoning
SINGLE FAMILY RESIDENTIAL S-1 One Unit/Acre S-2 Two Units/Acre S-3 Three Units/Acre S-4 Four Units/Acre ATTACHED FAMILY RESIDENTIAL RA-4 Four Units/Acre RA-5 Six Units/Acre RA-6 Eight Units/Acre PUDS PUD-1 Planned Residential Dev. PUD-2 Mobile Home Park MULTI FAMILY RESIDENTIAL RM-6 Eight Units/Acre RM-10 Ten Units/Acre RM-12 Twelve Units/Acre RM-18 Residential High Rise PUD(MF) Planned Residential Dev.		16	10190	0100	HI	OI
COMMERCIAL NRC Neighborhood Retail CRC Community Retail RNC Regional Retail CBD Central Business District PCD Planned Commercial Dev. MID Mid-Axis Dev. OIT Office Institutional Trans. LRO Low-Rise Office OI Office Institutional OS Office Services OHS Office High-Rise INDUSTRIAL LI Light Industrial HI Heavy Industrial PID Planned Industrial Dev.						

Comments:


815 Allgood Rd

Date: **8/27/15**

Planning & Zoning Department

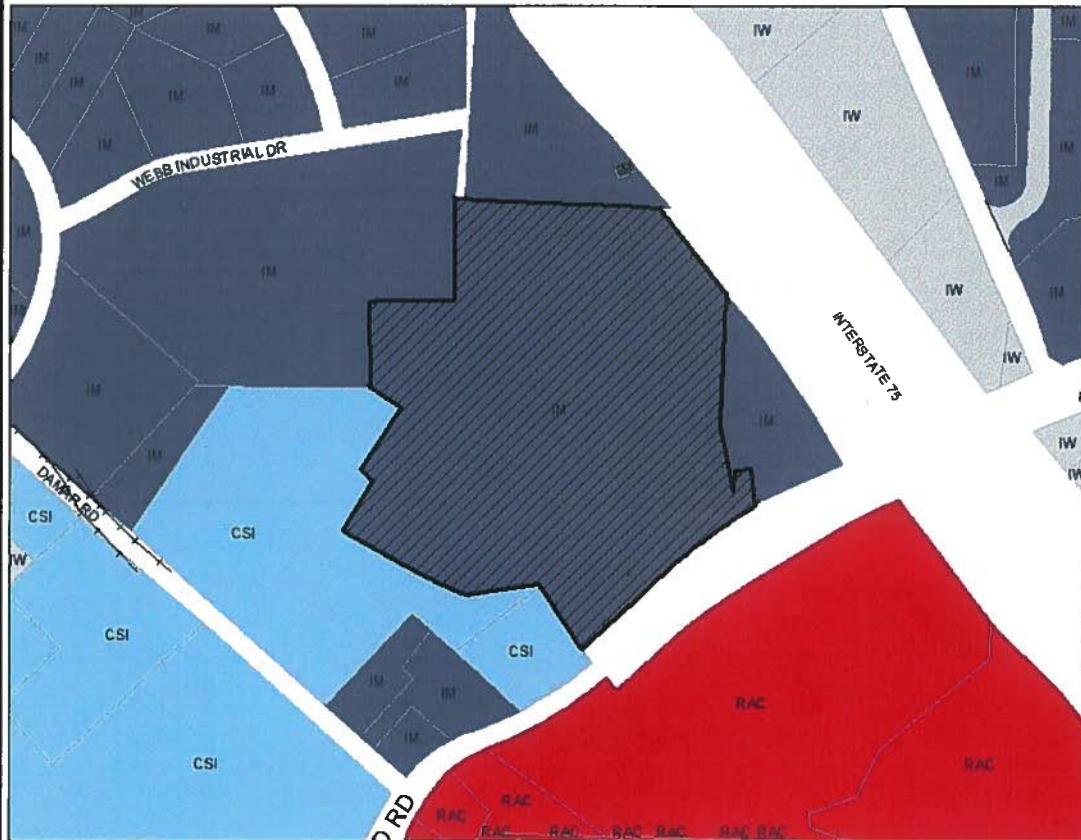


1" = 431'

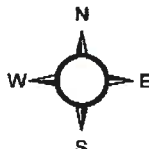



FLU MAP

City of Marietta Area FLU Map



Future Land Use				Current FLU	Proposed FLU
LDR	Low Density Residential	District	Land Lot	Parcel	
MDR	Medium Density Residential	16	10190	0100	IM
HDR	High Density Residential				n/a
NAC	Neighborhood Activity				
CAC	Community Activity Center				
RAC	Regional Activity Center				
CRD	Central Business District				
IM	Industrial - Manufacturing				
IW	Industrial - Warehousing				
OSC	Open Space/Conservation				
PR	Parks & Recreation				
CSI	Community Service & Institutional				
TCU	Transportation, Communication & Utilities				
MXD	Mixed Use				

Comments:		 1" = 333'	
815 Allgood Rd			
Date: 8/27/2015	Planning & Zoning Department		

PICTURES OF PROPERTY



Existing building at 815 Allgood Road



Wetlands on site



Allgood Road frontage (looking east)



Allgood Road frontage (looking west)

STAFF ANALYSIS

Location Compatibility

Walker School is requesting the rezoning of a 17.5 acre tract of land from HI (Heavy Industrial) to OI (Office Institutional) in order to expand their existing campus along Damar Road and Cobb Parkway North. Interstate 75 and a parcel containing a billboard are directly to the east. Industrial warehouse buildings, zoned HI and LI (Light Industrial), lie to the north. A portion of the Walker School campus, zoned OI, and a Marietta Fire Station, zoned R-2 (Single Family Residential – 2 units / acre) are located to the west.

Use Potential and Impacts

The plan for this parcel is to construct athletic fields for the Walker School. The proposed plan shows a track and field, two practice fields, a baseball/softball field, parking area, and restroom/concessions facility. OI zoning requires a thirty (30) foot buffer along any property zoned for single family, regardless of its use. As a result, the proposed location of the parking lot will interfere with the buffer applied against the City Fire Department property to the west. The following variance would be necessary to accommodate the plan as presented:

- Variance to reduce the thirty (30) foot buffer to ten (10) feet against 805 Allgood Road. [§708.23 (I.)]

There is a fence shown on the plan along Allgood Road. Staff would like to point out that fences fronting a public road must be decorative in nature, may not exceed four (4) feet in height, and must be set back at least two (2) feet from the right of way.

Implementation of the proposed plan should have very little impact on the surrounding area, which is primarily industrial to the north and a mixture of light commercial and residential to the south.

The future land use for this property is Industrial Manufacturing (IM) and is intended for industrial areas that create by-products known to negatively impact adjacent uses, such as fumes and noises. Although OI is not a compatible zoning classification for a future land use of IM, the proposed use is much less intense and will be more sensitive to the environmental issues present on the site. If the rezoning request is approved, Staff recommends that the Future Land Use designation should be changed to Community Service & Institutional (CSI).

Environmental Impacts

There is a considerable amount of environmentally-sensitive area on the site. Impacts and mitigation to floodway, floodplain, streams, stream buffers, and wetlands will be considered by the Marietta Public Works Department during site plan review for the development of the property.

The site will also be expected to adhere to the Tree Protection and Landscaping ordinance.

STAFF ANALYSIS CONTINUED

Economic Functionality

This property has operated as the location for various warehousing and manufacturing companies over the years and appears to be functional as currently zoned, but could also function well under OI zoning.

Infrastructure

Marietta Public Works will require the construction of a six (6) foot wide sidewalk with two (2) foot grass strip along Allgood Road. There is also a sanitary sewer main that runs across the north and western portion of the proposed building; no permanent structures can be placed in or obstruct access to the sanitary sewer easement. The plan shows enough parking to meet the requirements for athletic fields listed in Section 716.07, Parking spaces required.

There should be no adverse effects on the transportation, education, water, electric or other public infrastructure in the area.

History of Property

The warehouse building on the property was built around 1985. The Board of Zoning Appeals approved a variance (V-830532) to reduce the required number of parking spaces from 541 to 150, with space reserved for an additional 50, in September 1983.

Other Issues

The pressbox and home bleachers are shown as crossing over the property line to the adjacent Walker School parcel (830 Damar Road). Because structures cannot be built over property lines, an exemption plat to combine the two properties would be required prior to the issuance of any building permits.

ANALYSIS & CONCLUSION

Walker School is requesting the rezoning of an industrial parcel from HI to OI in order to expand their existing campus along Damar Road and Cobb Parkway North. The parcel is 17.5 acres in size and Interstate 75 and a parcel containing a billboard are located directly to the east. Industrial warehouse buildings, zoned HI and LI (Light Industrial), lie to the north. A portion of the Walker School campus, zoned OI, and a Marietta Fire Station, zoned R-2 (Single Family Residential – 2 units / acre) are located to the west.

The plan for this parcel is to construct athletic fields for the Walker School. The proposed plan shows a track and field, two practice fields, a baseball/softball field, parking area, and restroom/concessions facility. Implementation of the proposed plan should have very little impact on the surrounding area, which is primarily industrial to the north and a mixture of light commercial and residential to the south. The following variance would be necessary to reduce the buffer against the City's Fire Department:

- Variance to reduce the thirty (30) foot buffer to ten (10) feet against 805 Allgood Road. [§708.23 (I.)]

There is a considerable amount of environmentally-sensitive area on the site. Impacts and mitigation to floodway, floodplain, streams, stream buffers, and wetlands will be considered by the Marietta Public Works Department during site plan review for the development of the property.

The future land use for this property is Industrial Manufacturing (IM) and is intended for industrial areas that create by-products known to negatively impact adjacent uses, such as fumes and noises. Although OI is not a compatible zoning classification for a future land use of IM, the proposed use is much less intense and will be more sensitive to the environmental issues present on the site. If the rezoning request is approved, Staff recommends that the Future Land Use designation should be changed to Community Service & Institutional (CSI).

Prepared by:

Shelly Wendles

Approved by:

Rusty Roth



DATA APPENDIX

CITY OF MARIETTA - WATER

Is a water line adjacent to the property?	Yes
If not, how far is the closest water line?	---
Size of the water line?	14 inch
Capacity of the water line?	Variable based on condition of main
Approximate water usage by proposed use?	Unknown- need additional data

CITY OF MARIETTA - SEWER

Is a sewer line adjacent to the property?	Yes
If not, how far is the closest sewer line?	---
Size of the sewer line?	14 inch
Capacity of the sewer line?	Variable
Estimated waste generated by proposed development?	Unknown- need additional data
Treatment Plant Name?	R.L. Sutton WRF
Treatment Plant Capacity?	Cobb Water must confirm
Future Plant Availability?	Cobb Water must confirm

COMMENT –

Sanitary sewer main that runs across the north and western portion of the proposed building site will need to be taken into consideration. No permanent structures can be placed in or obstruct access to the sanitary sewer easement.

DATA APPENDIX CONTINUED

DRAINAGE AND ENVIRONMENTAL CONCERNS

Does flood plain exist on the property:	Yes
What percentage of the property is in the flood plain?	TBD by engineer; approximately 20%
What is the drainage basin for the property?	Sope Creek
Is there potential for the presence of wetlands as determined by the U.S. Environmental Protection Agency?	Yes
If so, is the use compatible with the possible presence of wetlands?	Not without dramatic alteration to the site
Do stream bank buffers exist on the parcel?	Yes
Are there other topographical concerns on the parcel?	No
Are there storm water issues related to the application?	None other than aforementioned stream and its related buffers and floodway and related floodplain
Potential presence of endangered species in the area?	No

Transportation

What is the road effected by the proposed change?	Allgood Road
What is the classification of the road?	Collector
What is the traffic count for the road?	N/A
Estimated # of cars generated by the proposed development?	N/A
Estimated # of trips generated by the proposed development?	N/A
Do sidewalks exist in the area?	Yes, but on opposite side of Allgood Rd.
Transportation improvements in the area?	No
If yes, what are they?	N/A
What is the road effected by the proposed change?	

The installation of sidewalk will be required across the frontage of the developed parcel along Allgood Road. (6-ft. concrete sidewalk with 2-ft. grass strip between sidewalk and roadway)



During the site development plan review process, the following items will require special attention:

- *Impacts and mitigation to floodway and floodplain;
- *Impacts and mitigation to stream and stream buffers;
- *State and Federal permits for impacts to environmentally-sensitive areas, e.g. stream, floodplain, wetlands.

EMERGENCY SERVICES

Nearest city or county fire station from the development?	City Station #56 – 805 Allgood Road
Distance of the nearest station?	200 ft.
Most likely station for 1 st response?	City Station #56 – 805 Allgood Road
Service burdens at the nearest city fire station (under, at, or above capacity)?	N/A

MARIETTA POWER - ELECTRICAL

Does Marietta Power serve this site? Yes x No

If not, can this site be served? Yes No

What special conditions would be involved in serving this site?

Additional comments: